

101.0 0005 0015.0  
Map Block Lot

1 of 1 Residential  
CARD ARLINGTON

APPRAISED: 835,100 / Total Card / Total Parcel  
USE VALUE: 835,100 / 835,100  
ASSESSED: 835,100 / 835,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		GREELEY CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GUZIK BRIAN	
Owner 2:	STRALEY KIMBERLY S	
Owner 3:		
Street 1:	39 GREELEY CIRCLE	
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER		
Owner 1:	LEDUC CRAIG J/LAURA H -	
Owner 2:	-	
Street 1:	39 GREELEY CIRCLE	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains 12,350 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.		
OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12350		Sq. Ft.	Site		0	70.	0.64	5									553,349						553,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							65262
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

PREVIOUS ASSESSMENT									Parcel ID	101.0-0005-0015.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,700	0	12,350.	553,300	835,000	835,000	Year End Roll	12/18/2019
2019	101	FV	235,400	0	12,350.	561,300	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	240,500	0	12,350.	419,000	659,500	659,500	Year End Roll	12/20/2017
2017	101	FV	240,500	0	12,350.	379,400	619,900	619,900	Year End Roll	1/3/2017
2016	101	FV	240,500	0	12,350.	363,600	604,100	604,100	Year End	1/4/2016
2015	101	FV	239,300	0	12,350.	308,300	547,600	547,600	Year End Roll	12/11/2014
2014	101	FV	239,300	0	12,350.	292,500	531,800	531,800	Year End Roll	12/16/2013
2013	101	FV	239,300	0	12,350.	278,300	517,600	517,600		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LEDUC CRAIG J/L	1373-148		8/28/2009		515,000	No	No	
NALBANDYAN ARAM	1329-143		11/22/2006	Family	500,000	No	No	
LEONE ELDA A	1323-87		7/20/2006		400,000	No	No	
GIALLONGO PASQU	1113-38		7/13/1999	Family		No	No	
GIALLONGO PASQU	1113-38		7/8/1993		205,000	No	No	Y

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/9/2010	2388	Manual	1,670					INSULATE ATTIC	9/8/2018	Inspected	BS	Barbara S					
7/21/2006	608	Redo Bat	10,000			G8	GR FY08	&kit&13 windows	8/8/2018	MEAS&NOTICE	CC	Chris C					
									12/16/2008	Meas/Inspect	336	PATRIOT					
									3/13/2007	MLS	MM	Mary M					
									11/17/2006	Permit Visit	BR	B Rossignol					
									11/7/2006	MLS	MM	Mary M					
									10/8/1999	Meas/Inspect	263	PATRIOT					
									7/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /



Prior Id # 1:	65262
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:41:23
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good			sink in bsmt. SCUTTLE.											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1958	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdct: G12	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	6	3							
Sec Int Wall: 1	%			Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors: 1	%			Total: 10.8 %				Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 95.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 1.00989902				Totals:											
Insulation: 2 - Typical				Adj \$ / SQ: 129.520				1	6	3									
Int vs Ext: S				Other Features: 91319															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 315894															
% Com Wall		% Sprinkled:		Depreciation: 34117															
				Depreciated Total: 281778															
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1													
Make: 1				Juris. Factor: 1.00	Before Depr: 129.52														
Model: 1				Special Features: 0	Val/Su Net: 108.80														
Serial #: 1				Final Total: 281800	Val/Su SzAd: 226.16														
Year: 1																			
Color: 1																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 101.0-0005-0015.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10x10	A	AV	2004	0.00	T	12	101							
More: N				Total Yard Items:				Total Special Features:				Total:							